THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 774316 DEEDWARR
12/15/2021 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20211215-0165888

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel
Zachery Cole Allen 209 East Avenue Goodlettsville, TN 37072	Zachery Cole Allen 209 East Avenue Goodlettsville, TN 37072	02605001200

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Vickie Lynn Hicks, Executrix and Sole Devisee of the Estate of Dorothy Maye Bruce, deceased,** has this day bargained and sold, and does hereby transfer and convey unto the said **Zachery Cole Allen, a single man,** the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 10, Block D, on the Plan of Roscoe Place of record in Book 843, page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the westerly margin of Hudson Avenue and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to DOROTHY MAYE BRUCE by deed from DAVID SNYDER, being one and the same person as DAVID SNIDER, of record in Book 7901, Page 707, Register's Office for Davidson County, Tennessee. The said DOROTHY MAYE BRUCE died testate, a single person, on or about June 23, 2021, Seventh Circuit Court for Davidson County, Probate Division, Docket No. 21P1485. The Last Will and Testament entered for probate devised the above-stated and described property to Vickie Lynn Hicks.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value whichever is greater, for this transfer is **$265,000.00**.
Subscribed and sworn to before me
this 10 day of December, 2021
My Commission Expires: 12/23/24

RONETTA SUE LAWRENCE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Affiant

Notary Public

This is improved property located 209 East Avenue, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 10 day of December, 2021.

The Estate of Dorothy Maye Bruce

By: Vickie Lynn Hicks
Vickie Lynn Hicks, as Executrix and Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, the within named **Vickie Lynn Hicks, Executrix of the Estate of Dorothy Maye Bruce, deceased, and as Devisee under the Last Will and Testament of Dorothy Maye Bruce**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 10 day of December, 2021.

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 12/03/2024

Certificate of Authenticity

I, **HADLEY ROPER** , do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Dec. 10, 2021.

Hadley Roper
Affiant Signature

12/10/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12/10/2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY